

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE *
S/S Woodcroft Road, 965 ft. W * ZONING COMMISSIONER
of c/l Richmond Avenue *
2455 Woodcroft Road * OF BALTIMORE COUNTY
9th Election District *
6th Councilmanic District * Case No. 96-155-A
Paul W. Buckmeier
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Paul W. Buckmeier for that property known as 2455 Woodcroft Road in the Woodcroft Section III subdivision of Baltimore County. The Petitioner herein seeks a variance from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2.5 ft. in lieu of the minimum required 7 ft., for an open projection (carport), all as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING

Date

By

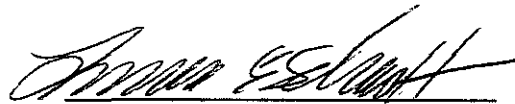
11/16/95
M. Grant

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of November, 1995 that the Petition for a Zoning Variance from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2.5 ft. in lieu of the minimum required 7 ft., for an open projection (carport), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

11/16/95
M. G. Smith

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 15, 1995

Mr. Paul W. Buckmeier
2455 Woodcroft Road
Baltimore, Maryland 21234

RE: Petition for Administrative Variance
Case No. 96-155-A
Property: 2455 Woodcroft Road

Dear Mr. Buckmeier:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.





Petition for Administrative Variance

96-155-A

to the Zoning Commissioner of Baltimore County

for the property located at 2455 Woodcroft rd.

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B (1953 BCZR)

To permit an attached carport with a side yard setback of 2.5 feet in lieu of the minimum required of 7 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) To protect an antique T bird from the elements.

Can not with side yard set back due to the existing house.

This is the only functional location for a carport.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

Paul Buckmeier

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

(Type or Print Name)

2455 Woodcroft rd. 668-1508
Address Phone No.

Baltimore, MD. 21234
City State Zipcode
Name, Address and phone number of representative to be contacted

Signature

Address

Phone No

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY:

R.T.

DATE:

10-16-95

ESTIMATED POSTING DATE:

10-29-95

Printed with Soybean Ink
on Recycled Paper

ITEM #:

161

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2455 Woodcroft rd.
address
Baltimore, MD 12234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

To protect an antique T Bird from the elements
Can not comply with side yard set back due to the existing
house.

This is the only functional location for a car port.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

(type or print name)



(signature)

Paul W. Buckmeier

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of October, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

PAUL WALTER BUCKMEIER, JR

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

10/2/95

NOTARY PUBLIC

Herbert Gartenkuchen

My Commission Expires:

10-1-96

96-155-A

ZONING DESCRIPTION FOR
2455 WOODCROFT ROAD
BALTIMORE, MD. 21234-2819

Beginning at a point on the South side of Woodcroft Road which is 50 feet wide at the distance of 965 feet West of the Centerline of the nearest improved intersecting street, Richmond Avenue, which is 60 feet wide. Being Lot # 16, Block A, Section # 3 in the subdivision of "Woodcroft" as recorded in Baltimore County Plat Book # 19, Folio 62, containing 6500 sq. ft. Also known as 2455 Woodcroft Rd. and located in the 9th Election District, 6th Councilmanic District.

ITEM# 161

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

ITEM No. 121
R.T.

DATE 10-16-95 ACCOUNT ROC 1-6150

CIO - VARIANCE - \$50.00
OSO - SKN - \$35.00 AMOUNT \$ 85.00

RECEIVED FROM: P. BOCKMEIER 96-155-A

FOR: ADMIN. VARIANCE

RECEIVED BY: [Signature] \$85.00
DATE: 10/16/95

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: ~~145~~ 161

Petitioner: Paul W. Buckmeier

Location: 2455 Woodcroft rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Paul W. Buckmeier

ADDRESS: 2455 Woodcroft rd.

Baltimore, MD. 21234

PHONE NUMBER: 668-1508

AJ:ggg

(Revised 04/09/93)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 25, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-155-A (Item 161)
2455 Woodcroft Road
S/S Woodcroft Road, 965' W of c/l Richmond Avenue
9th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before October 29, 1995. The closing date (November 13, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Paul W. Buckmeier



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 1995

Paul W. Buckmeier
2455 Woodcroft Road
Baltimore, MD 21234

RE: Item No.: 161
Case No.: 96-155-A
Petitioner: P. W. Buckmeier

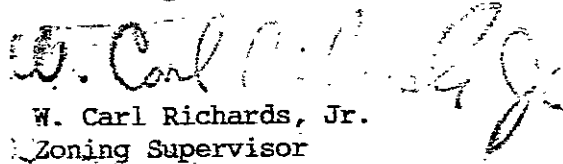
Dear Mr. Buckmeier:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 29, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 7, 1995
 Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
 Development Plans Review Division

RE: Zoning Advisory Committee Meeting
 for November 6, 1995
 Item 161

The Development Plans Review Division has reviewed the subject zoning item. An existing 10-foot storm drain right-of-way runs along the south property line 55 feet from the west property line.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 30, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 162, 163, 163, 166,
167, 168, 169 & 171.

REVIEWER: LT. ROBERT F. SALERVALI
Fire Marshal's Office, PHONE 887-4331, MB-1102F

cc: File



Printed on Recycled Paper

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: October 31, 1995

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 161, 162, 163, 164, 165, 167, 168, 169, and 171

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-25-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 161 (RT)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

10/02/95

96-155-A

PRIMARY SCREEN

DISTRICT: 09 ACCT NO: 0923002150

SUBDIST:

200' 2010

OWNER NAME / MAILING ADDRESS

BUCKNEIER PAUL W

2455 WOODCROFT RD

BALTIMORE

MD 21234-2819

DEED REF 1) /10552/ 421

2)

PLAT REF 1) 19/ 62

EXEMPT STATUS/CLASS

0 000

PRINCIPAL

RESIDENCE

YES

PREMISE ADDRESS

2455 WOODCROFT RD

TOWN GEO ADVAL TAX LAND COUNTY

CODE CODE CODE CLASS USE USE

000 81 000 R 04

LEGAL DESCRIPTION

2455 WOODCROFT RD SS

WOODCROFT

TRANSFERRED FROM: GRANT JOHN H

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT
71 14 1125 3 A 18

05/26/94 \$124,000

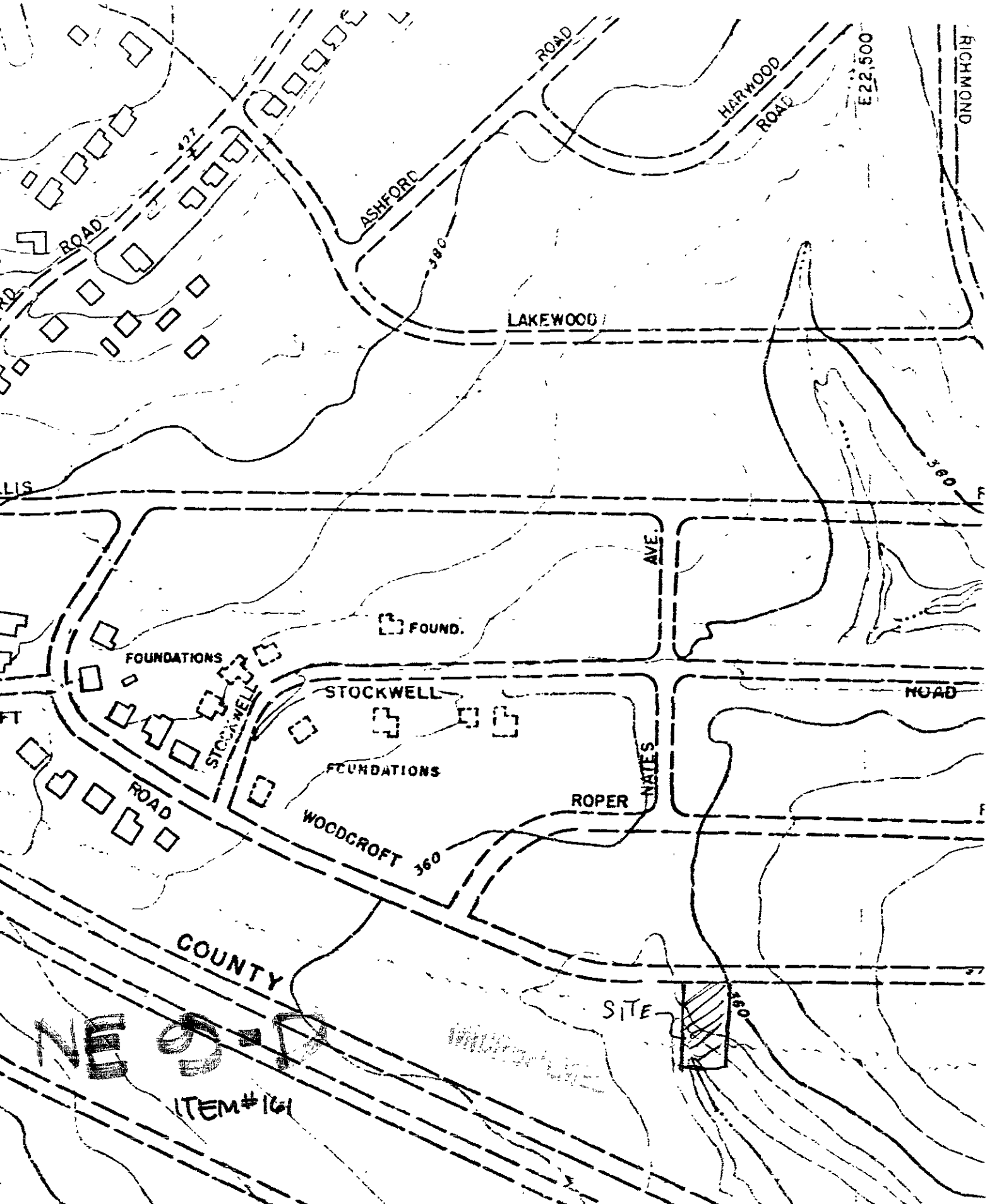
PRESS: <F1> VALUES SCRN

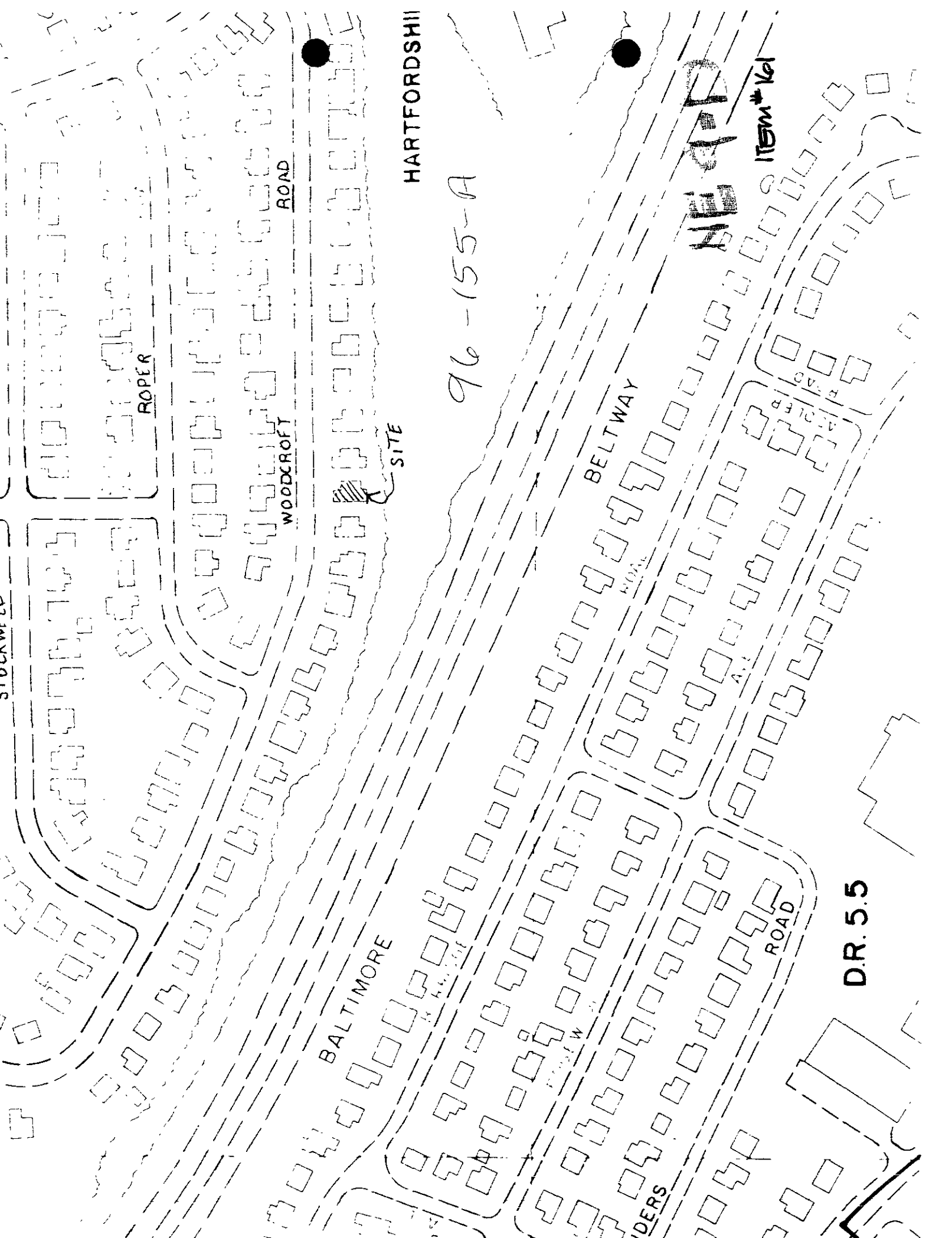
<F3> SELECT NEXT PROPERTY

ITEM#161

96-155-A

12-01





STOCKYER

ROPER

WOODCROFT

ROAD

BALTIMORE

SITE

HARTFORDSHII

96-155-A

BELTWAY

ROAD

DERS

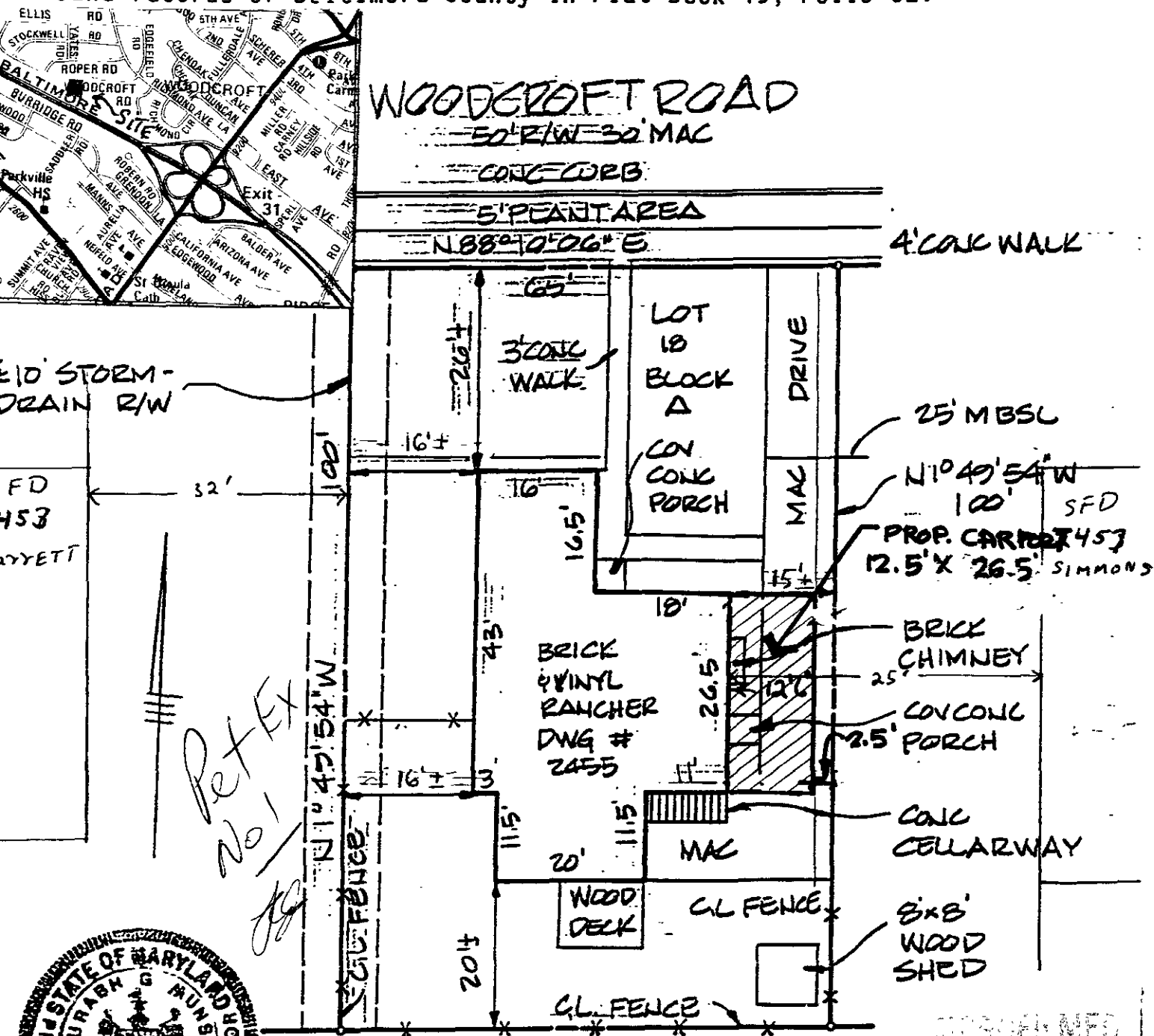
ROAD

H

ITEM # 161

DR. 5.5

Plat of Property known as # 2455 Woodcroft Road, also known as Lot 18, Block 'A' as shown on Plat of Section III "WOODCROFT" and recorded among the land records of Baltimore County in Plat Book 19, Folio 62.



ELECT DIST - 9th
 COUNCILMANIC DIST. - G
 ZONING MAP - NE 9-D
 EX. ZONING - D.R. 5.5
 LOT SIZE - 6,500 SQ. FT.

TEM# 164

THIS PLAT IS NOT INTENDED FOR THE USE IN THE ESTABLISHMENT OF PROPERTY LINES.

THIS IS TO CERTIFY THAT THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN. THIS IS NOT A PROPERTY LINE SURVEY AND

DON LYNCH ASSOC., INC.
 4907 HARFORD ROAD
 BALTIMORE, MD. 21214



FRONT

ITEM 161



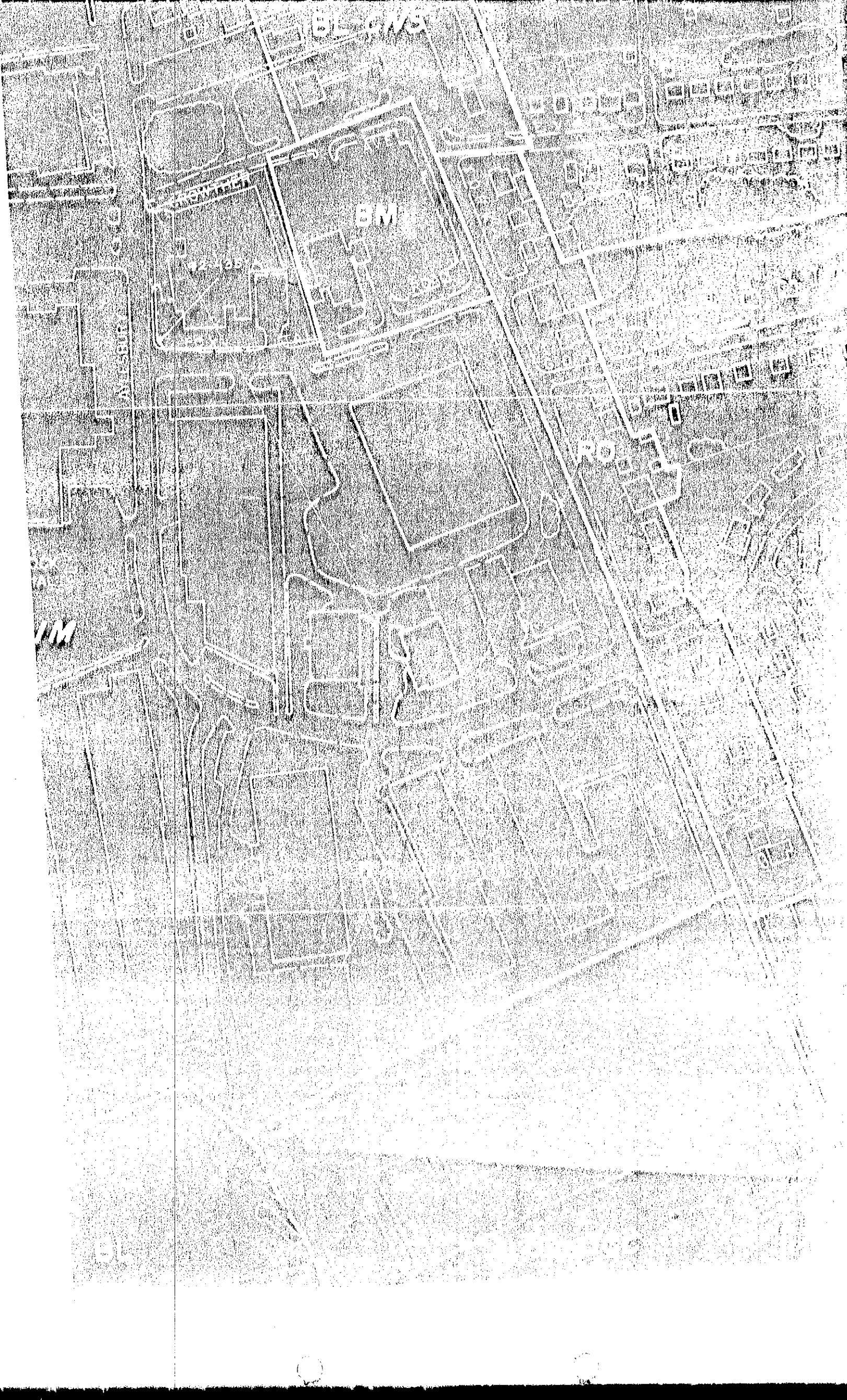
REAR

ITEM 161



SIDE

ITEM 161



IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Woodcroft Road, 965 ft. W of c/l Richmond Avenue
2455 Woodcroft Road
9th Election District
6th Councilmanic District
Paul W. Buckmeier
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Paul W. Buckmeier for that property known as 2455 Woodcroft Road in the Woodcroft Section III subdivision of Baltimore County. The Petitioner herein seeks a variance from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2.5 ft. in lieu of the minimum required 7 ft., for an open projection (carport), all as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of November, 1995 that the Petition for a Zoning Variance from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 2.5 ft. in lieu of the minimum required 7 ft., for an open projection (carport), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:mmm

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21201

(410) 887-4386

November 15, 1995

Mr. Paul W. Buckmeier
2455 Woodcroft Road
Baltimore, Maryland 21234

RE: Petition for Administrative Variance
Case No. 96-155-A
Property: 2455 Woodcroft Road

Dear Mr. Buckmeier:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at: 2455 Woodcroft Rd.
which is presently zoned DR 5.5

This petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B (1953 BCZR) to permit an attached carport with a side yard setback of 2.5 feet in lieu of the minimum required of 7 feet.

of the Zoning Regulations of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) To protect an antique T bird from the elements. Can not with side yard set back docto the existing house. This is the only functional location for a carport.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly swear and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)
Contact Purchaser/Lessee: (Type or Print Name) Signature
Paul Buckmeier
Address: 2455 Woodcroft Rd. 668-1508
Baltimore, MD. 21234
City, Address and phone number of representative to be contacted
Signature
Address Phone No.
City State Zipcode Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, or required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

RECEIVED BY: RT. DATE: 10-16-95
ESTIMATED POSTING DATE: 10-29-95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 161

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at: 2455 Woodcroft Rd.
Baltimore, MD 12234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

To protect an antique T Bird from the elements
Can not comply with side yard set back docto the existing house.
This is the only functional location for a car port.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(Signature) Paul W. Buckmeier
(Type or Print Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 2nd day of October, 1995, before me, a Notary Public of the State of Maryland, to and for the County aforesaid, personally appeared
PAUL WALTER BUCKMEIER, JR.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10-1-96
My Commission Expires 10-1-96

ZONING DESCRIPTION FOR
2455 WOODCROFT ROAD
BALTIMORE, MD. 21234-2819

Beginning at a point on the South side of Woodcroft Road which is 50 feet wide at the distance of 965 feet West of the Centerline of the nearest improved intersecting street, Richmond Avenue, which is 60 feet wide. Being Lot # 16, Block A, Section # 3 in the subdivision of "Woodcroft" as recorded in Baltimore County Plat Book # 19, Folio 62, containing 6500 sq. ft. Also known as 2455 Woodcroft Rd. and located in the 9th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 10-16-95 ACCOUNT: R001-6150
100 - VARIANCE - \$50.00
000 - SIGN - \$35.00 AMOUNT: \$85.00
RECEIVED FROM: P. BUCKMEIER 96-155-A
FOR: E.M.U. VARIANCE
BALANCE BROUGHT FORWARD \$85.00
MA 10-11-95 TAMI-10-16-95
VALIDATION OR SIGNATURE OF CASHIER

ITEM# 161

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 161

Petitioner: Paul W. Buckmeier
Location: 2455 Woodcroft Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Paul W. Buckmeier
ADDRESS: 2455 Woodcroft Rd.
Baltimore, MD. 21234

PHONE NUMBER: 668-1508

AJ:ggg

(Revised 04/09/93)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 25, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-155-A (Item 161)
2455 Woodcroft Road
S/S Woodcroft Road, 965' W of c/l Richmond Avenue
9th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before October 29, 1995. The closing date (November 13, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the requesting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Paul W. Buckmeier



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 1995

Paul W. Buckmeier
2455 Woodcroft Road
Baltimore, MD 21234

RE: Item No.: 161
Case No.: 96-155-A
Petitioner: P. W. Buckmeier

Dear Mr. Buckmeier:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 29, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Nov. 7, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for November 6, 1995
Item 161

The Development Plans Review Division has reviewed the subject zoning item. An existing 10-foot storm drain right-of-way runs along the south property line 55 feet from the west property line.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

RE: BULKY ITEM: SEE BELOW

LOCATION: DISTRICT MEETING OF OCT. 30, 1995.

FROM: W. Carl Richards, Jr.
Zoning Supervisor

The subject zoning item, as submitted, has been surveyed and found to be in compliance with the applicable zoning ordinance and required to be submitted to the Zoning Advisory Committee for review and recommendation. The subject item is being submitted to the Zoning Advisory Committee for review and recommendation. The subject item is being submitted to the Zoning Advisory Committee for review and recommendation.

REVIEWER: W. Carl Richards, Jr.
Date: 10/30/95

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 31, 1995
Permits and Development
Management

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 161, 162, 163, 164, 165, 167, 168, 169, and 171

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kline

PK/JL

ITEM161/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 161 (LT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION		10/02/95	
REAL PROPERTY SYSTEM			
BALTIMORE COUNTY		96-155-A	
PRIMARY SCREEN			
DISTRICT: 09	ACCT NO: 0923002150	SUBDIST:	
OWNER NAME / MAILING ADDRESS	DEED REF 1) 203' 24.5		
BUCKMEIER PAUL W	2) 10552/ 421		
2455 WOODCROFT RD	PLAT REF 1) 19/ 62		
BALTIMORE	EXEMPT STATUS/CLASS	PRINCIPAL	
MD 21234-2819	0 000	RESIDENCE	
		YES	
PREMISE ADDRESS	TOWN GEO ADVAL TAX LAND COUNTY		
2455 WOODCROFT RD	CODE CODE CODE CLASS USE USE		
	000 81 000 R 04		
LEGAL DESCRIPTION	MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT		
2455 WOODCROFT RD SS	71 14 1125 3 A 18		
WOODCROFT			
TRANSFERRED FROM: GRANT JOHN H	05/26/94	\$124,000	
PRESS: <F1> VALUES SCRN	<F3> SELECT NEXT PROPERTY		

ITEM#161

96-155-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHIC, INC.
MARTINSDALE, W.V. 26040

SCALE	LOCATION	SHEET
1" = 200' ±	PARKVILLE	N.E. 9-D
DATE OF PHOTOGRAPHY JANUARY 1986		